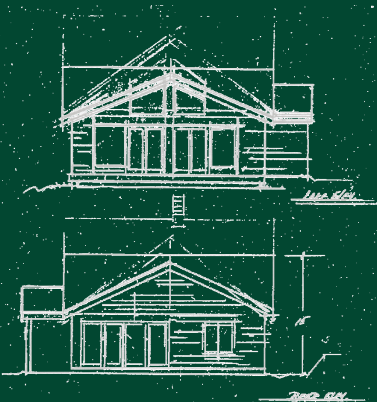




# Land Use Annual Report 2007



**Prepared By**  
St. Louis County Planning and Development

## About the Report

The report provides an overview of residential and commercial land-use activity by areas that are administered by St. Louis County. The report highlights permit type, variances, conditional use permits, plats, rezonings, land use plans, and others related to both lakeshore and non-lakeshore areas.

**Published**  
March 2008





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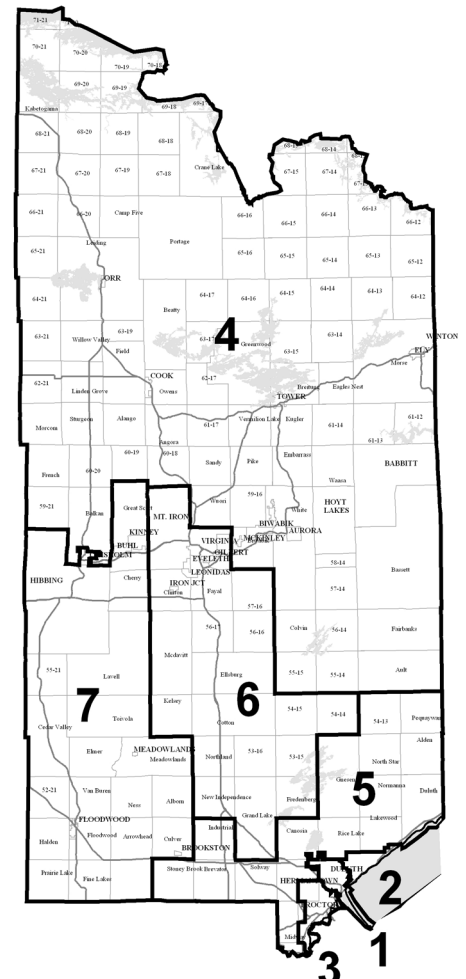
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## A Message From the Planning and Development Department

**T**hank you for investing in St. Louis County and making it your place to live, work, play, and relax.

It is the goal of the Planning and Development Department to serve the public in the highest level of service and professionalism. Our role is to conduct land use permitting, assist communities in long-range planning efforts, maintain zoning regulations, improve communities infrastructure, and attain other county goals.

St. Louis County is the largest county jurisdiction east of the Mississippi River, with over 6,860 square miles of scattered cities, lakes, resorts, and wilderness. The county has over 1,000 lakes, over 100 jurisdictions, thousands of miles of trails, and hundreds of parks that provide recreational opportunities to both residents and tourists. Its natural beauty is reflected by the fact that it is one of the top counties in the nation with almost 10 percent of the residential housing stock as seasonal and recreational property.

With this diversity and the daily expansion of technology, the Planning and Development Department is continually improving communication efforts and streamlining the permitting process to assist property owners in getting projects started in a timely manner once permits are submitted. We strive to be accessible, provide quick and relevant information, and assist residents to the highest level of satisfaction possible through a one-stop efficiency.

In order to help residents further improve or develop both residential and commercial property, the Planning and Development Department has developed a series of print and web publications and applications to help guide project planning.

These **print and web publications and applications** can be accessed through the Planning and Development Department's website, by calling us for assistance, or visiting one of our offices.

Sincerely,

Barbara Hayden  
St. Louis County Planning and Development Director

County Web-Site  
[www.co.st-louis.mn.us](http://www.co.st-louis.mn.us)  
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# Land Use Administration

Land Use Administration

Permit Summary

Board of Adjustment (BOA)

Planning Commission

## The Physical Planning Division

The St. Louis County Planning and Development Department's Physical Planning Division has two main functions:

1. Administration and enforcement of land use zoning regulations and associated permitting requirements;
2. Working with other county departments and jurisdictions to conduct planning studies and analyses.

The goal of the Physical Planning Division is to streamline regulatory activities to be more "customer friendly" without sacrificing land use integrity. The Planning and Development Department has offices in Duluth and Virginia.

## Duties of Division

- Review development proposals
- Review, approve and enforce zoning
- Make recommendations to the County Board on land use plans, rezonings, and amendments to ordinances
- Review subdivision plats
- Issue land use permits
- Conduct environmental review
- Assist with county water planning
- Provide staff to Planning Commission (PC) and Board of Adjustment (BOA)
- Guide land use planning process
- Coordinate inter-agency/inter-jurisdictional planning activity
- Administer wetland and shoreland regulations

## St. Louis County's Zoning Ordinance

The St. Louis County Zoning Ordinance establishes a comprehensive land use regulation for that portion of St. Louis County outside the incorporated limits of municipalities to promote the health, safety, and general welfare of the inhabitants.

The county is divided into land use zones. In each zone



there are regulations for permitted uses of land and the placement of all structures. The ordinance is intended to encourage the most appropriate use of land in the county, and to recognize and preserve the economic and environmental values of all lands within the county.

Land use ordinances and regulations were written and approved by residents as a "tool" to protect and manage existing and future resources and communities.

Land use regulations strive to balance the protection of natural resources, provide opportunities for economic growth, guard private property owner rights, and ultimately encourage the most appropriate use of the land.

With the county's vast size also comes varying and overlapping laws and ordinances to regulate the use of land that the county must adhere to.

### Ordinances, Statutes, Plans Enforced by St. Louis County Planning and Development Department

| St. Louis County                                     | Adopted           | Amended           |
|------------------------------------------------------|-------------------|-------------------|
|                                                      |                   | August 16, 1993   |
|                                                      |                   | March 23, 1998    |
| Zoning Ordinance #46                                 | February 16, 1993 | November 1, 2000  |
|                                                      |                   | July 1, 2003      |
|                                                      |                   | December 14, 2007 |
| Comprehensive Land Use Plan Ordinance #27            | December 27, 1977 |                   |
| Subdivision Regulations Ordinance #33                | July 13, 1993     | December 7, 2007  |
| Floodplain Management Ordinance #43                  | February 19, 1992 |                   |
| Comprehensive Wetland Protection and Management Plan | March 9, 1999     |                   |

# Land Use Administration

Planning Commission

Board of Adjustment (BOA)

Permit Summary

Land Use Administration

## Ordinances, Statutes, and Plans

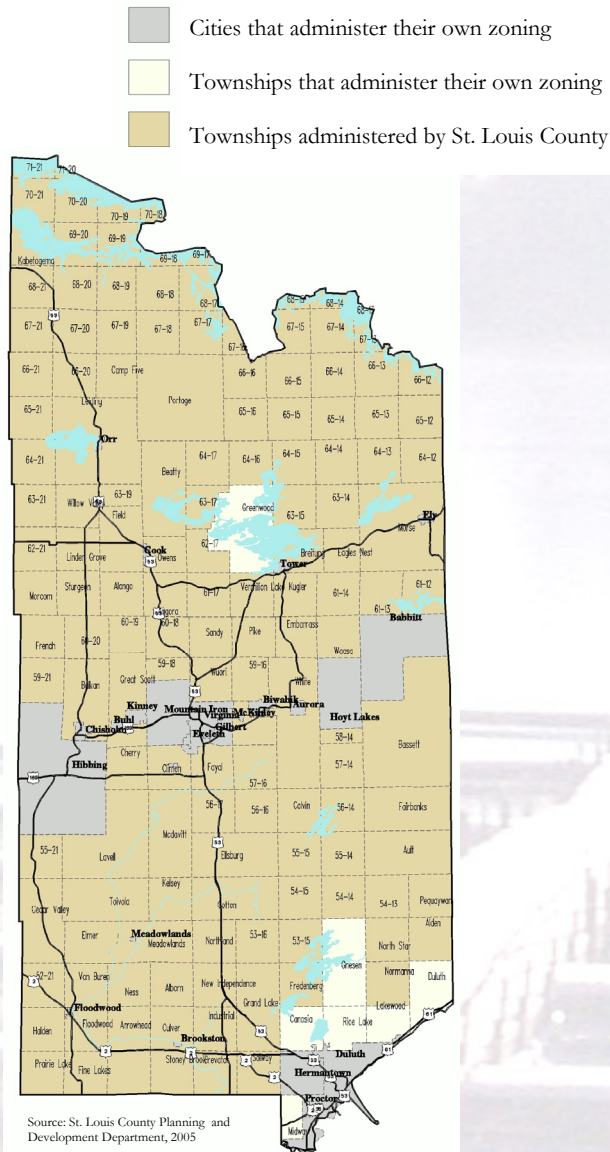
The St. Louis County Planning and Development Department's Physical Planning Division administers state, federal and local regulations pertaining to land use. Below are some examples of ordinances and statutes the Planning and Development Department administers.

## Administration of Zoning

The St. Louis County Planning and Development Department administers zoning regulations in areas designated below.

There are various cities and townships across St. Louis County that administer their own zoning. Mainly these areas are urban in nature, whereas the county administers many rural areas and

## Administration of Zoning St. Louis County 2007



### Cities and Townships That Administer Their Own Zoning

| Cities           | Phone          | Web Site                                                                       |
|------------------|----------------|--------------------------------------------------------------------------------|
| Aurora           | (218) 749-2912 | <a href="http://www.ci.aurora.mn.us">www.ci.aurora.mn.us</a>                   |
| Babbitt          | (218) 827-2188 | <a href="http://www.babbitt-mn.com">www.babbitt-mn.com</a>                     |
| Biwabik          | (218) 865-4183 | <a href="http://www.cityofbiwabik.com">www.cityofbiwabik.com</a>               |
| Brookston        | (218) 453-5541 | na                                                                             |
| Buhl             | (218) 258-3226 | na                                                                             |
| Chisholm         | (218) 254-7900 | na                                                                             |
| Cook             | (218) 666-2200 | na                                                                             |
| Duluth           | (218) 723-3305 | <a href="http://www.ci.duluth.mn.us">www.ci.duluth.mn.us</a>                   |
| Ely              | (218) 365-3224 | na                                                                             |
| Eveleth          | (218) 744-2501 | <a href="http://www.evelethmn.com">www.evelethmn.com</a>                       |
| Floodwood        | (218) 476-2751 | <a href="http://www.floodwood.govoffice.com">www.floodwood.govoffice.com</a>   |
| Gilbert          | (218) 748-2232 | <a href="http://www.gilbertmn.org">www.gilbertmn.org</a>                       |
| Hermantown       | (218) 729-3600 | <a href="http://www.hermantownmn.com">www.hermantownmn.com</a>                 |
| Hibbing          | (218) 262-3486 | <a href="http://www.hibbing.mn.us">www.hibbing.mn.us</a>                       |
| Hoyt Lakes       | (218) 225-2344 | <a href="http://www.hoytlakes.com">www.hoytlakes.com</a>                       |
| Iron Junction    | (218) 744-4389 | na                                                                             |
| Kinney           | (218) 258-3836 | na                                                                             |
| McKinley         | (218) 749-5313 | na                                                                             |
| Meadowlands      | (218) 427-2565 | na                                                                             |
| Mountain Iron    | (218) 735-8446 | <a href="http://www.mtniron.com">www.mtniron.com</a>                           |
| Orr              | (218) 757-3288 | <a href="http://www.orrnm.com">www.orrnm.com</a>                               |
| Proctor          | (218) 624-4055 | na                                                                             |
| Tower            | (218) 753-4070 | na                                                                             |
| Virginia         | (218) 748-7500 | <a href="http://www.virginiamn.us">www.virginiamn.us</a>                       |
| Winton           | (218) 365-5941 | na                                                                             |
| Townships        |                |                                                                                |
| Canosia          | (218) 729-7357 | <a href="http://www.cpinternet.com/~canosia/">www.cpinternet.com/~canosia/</a> |
| Duluth Twp.      | (218) 728-4293 | <a href="http://www.duluthtownship.org">www.duluthtownship.org</a>             |
| Gnesen           | (218) 721-5433 | na                                                                             |
| Greenwood        | (218) 290-1132 | na                                                                             |
| Lakewood         | (218) 525-4991 | na                                                                             |
| Midway           | (218) 726-2479 | na                                                                             |
| Rice Lake        | (218) 721-5001 | na                                                                             |
| All Other Areas  |                |                                                                                |
| St. Louis County | (218) 725-5000 | <a href="http://www.co.st-louis.mn.us">www.co.st-louis.mn.us</a>               |



# Land Use Administration

Land Use Administration

Permit Summary

Board of Adjustment (BOA)

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The St. Louis County Planning and Development Department administers zoning regulations in townships and unorganized areas throughout the county.

## ■ What is a Comprehensive Land Use Plan

The county and townships across St. Louis County have developed and updated comprehensive land use plans for their particular areas through a broad consensus building process whereby citizens and stakeholders form a vision for how land will be utilized and developed.

The purpose of the Comprehensive Plan is to provide a coordinated set of guidelines for decision-making to guide the future growth and development of an area. Once this set of guidelines and policies are set, a zoning map is developed and maintained by St. Louis County.

Comprehensive plans can address many areas of concern by residents such as: land uses, housing, commerce, industry, recreation, open spaces, agriculture, timber production, public utilities, public facilities, and other land uses to accommodate future growth.

In addition, provisions must be made for the protection of the quality and quantity of groundwater used for public water supplies, and the plan must address surface water (i.e., drainage, flooding, and storm water run-off).

## ■ Who Develops Comprehensive Land-Use Plans

Townships generally initiate comprehensive land use plans, with citizen involvement being the center piece of any planning effort.

Land use plans are the compilation of community ideas by all stakeholders that have evolved over several years of discussion, thought, input, debate, examination and study.

The final plan reflects a community consensus of land uses and is implemented through zoning ordinances.





# Land Use Administration

Planning Commission

Board of Adjustment (BOA)

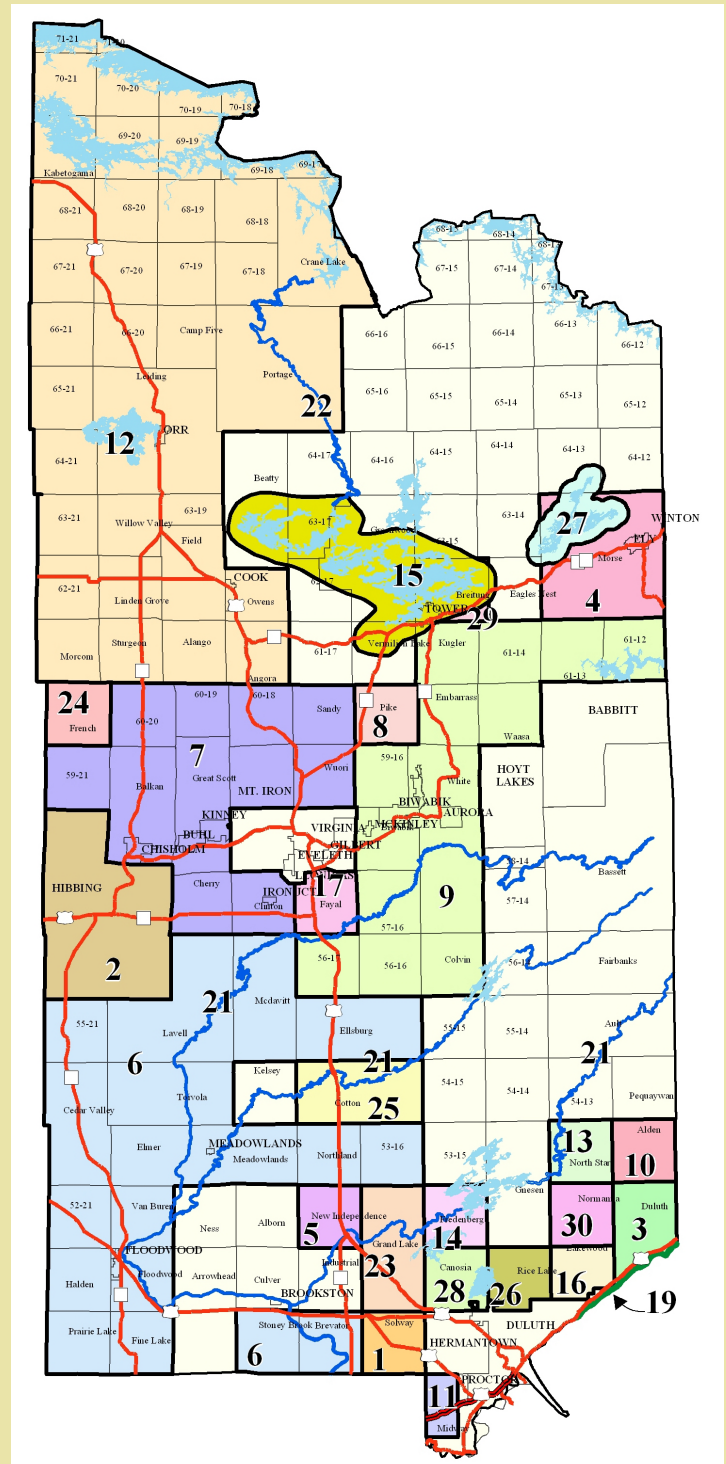
Permit Summary

Land Use Administration

## Comprehensive Plans St. Louis County 2007

### Land Use Plans and Their Effective Dates

|            |                                                     |            |                                                                            |
|------------|-----------------------------------------------------|------------|----------------------------------------------------------------------------|
| Section 1  | Town of Solway<br>January 6, 1978<br>March 13, 2001 | Section 16 | Town of Lakewood<br>October 22, 1985                                       |
| Section 2  | Town of Stuntz<br>June 12, 1978                     | Section 17 | Town of Fayal<br>December 2, 1985<br>September, 2002                       |
| Section 3  | Town of Duluth<br>January 29, 1979                  | Section 18 | Houseboat Goals and Policies<br>May 26, 1987                               |
| Section 4  | Town of Morse<br>February 1, 1979                   | Section 19 | North Shore Management Plan<br>April 24, 1990                              |
| Section 5  | Town of New Independence<br>April 1, 1979           | Section 20 | St. Louis County Water Plan<br>July 1, 2001                                |
| Section 6  | Southwest Planning Area<br>September 1, 1980        | Section 21 | St. Louis, Cloquet, Whiteface<br>Corridor Management Plan<br>April 5, 1994 |
| Section 7  | West Range Planning Area<br>October 6, 1980         | Section 22 | Vermilion River Plan<br>August 15, 1995                                    |
| Section 8  | Town of Pike<br>September 14, 1981                  | Section 23 | Grand Lake Plan<br>May 9, 2000                                             |
| Section 9  | East Range Plan<br>October 26, 1981                 | Section 24 | French Plan<br>May 23, 2000                                                |
| Section 10 | Town of Alden<br>March 22, 1982                     | Section 25 | Cotton Plan<br>April 10, 2001                                              |
| Section 11 | Town of Midway<br>April 12, 1982                    | Section 26 | Rice Lake Plan<br>November 20, 2001                                        |
| Section 12 | Voyageur Planning Area<br>July 1, 1982              | Section 27 | Burntside Lake Land Use Plan<br>September 1, 2001                          |
| Section 13 | Town of North Star<br>March 14, 1983                | Section 28 | Canosia Land Use Plan<br>March 1, 2003                                     |
| Section 14 | Town of Fredenberg<br>December 10, 1984             | Section 29 | Breitung Land Use Plan<br>March 15, 2003                                   |
| Section 15 | Lake Vermilion Land Use<br>Plan<br>March 25, 1985   | Section 30 | Normanna Township Plan<br>February 1, 2003                                 |



# Permit Summary

Land Use Administration

**Permit Summary**

Board of Adjustment (BOA)

Planning Commission

## About Land-Use Permits

The St. Louis County Planning and Development Department regulates land use to encourage the most appropriate use of property while preserving economic and environmental value. To accomplish this task, the Planning and Development Department requires land use permits for:

- Homes/cabins, additions, accessory buildings (garages, sheds, gazebos, screenhouses, saunas, boathouses, and storage buildings), borrow pits, commercial uses, decks, industrial uses, change in use, land alterations to shoreland, home-based businesses, junk/salvage yards, mobile homes, replacing of one structure with another, remodeling, signs, bunkhouses and other special situations.

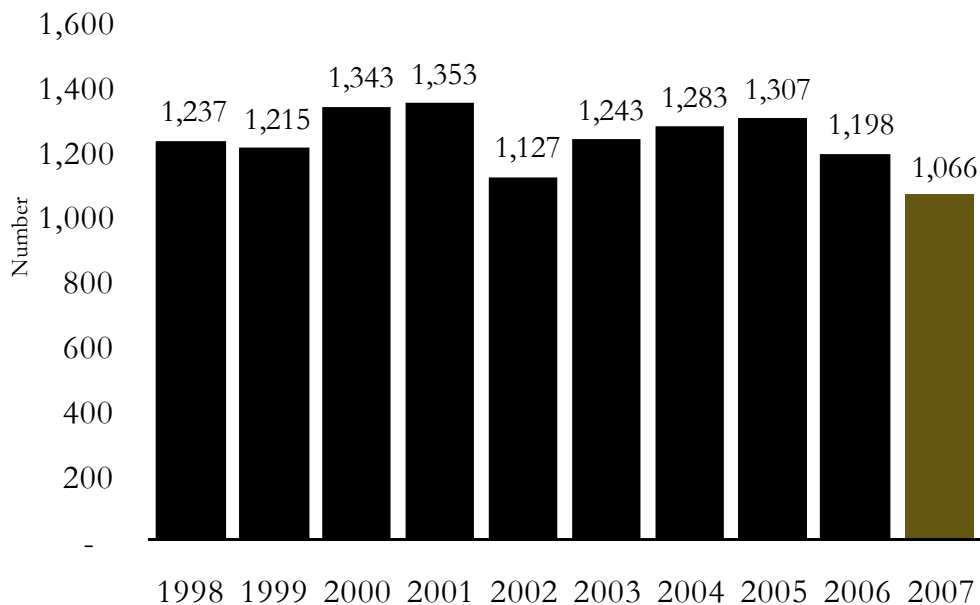
## Total Permit Activity

In 2007, there were a total of 1,066 approved land use permits, variance applications (Planning and Development Department only), and Planning Commission applications.

Land use permit activity decreased 17.05% from 1,114 in 1998 to 924 in 2007. Variance applications (Planning and Development Department only) increased 6.17% from 81 in 1998 to 86 in 2007. Planning Commission applications increased 33.33% from 42 in 1998 to 56 in 2007.

### Total Permit Activity 1998-2007

Approved Land Use Permits, Variances, & Planning Commission Applications



### Land Use Permit by Type 2007

|                                               | 1998         | 1999         | 2000         | 2001         | 2002         | 2003         | 2004         | 2005         | 2006         | 2007         |                  |
|-----------------------------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|------------------|
|                                               |              |              |              |              |              |              |              |              |              | #            | % Change '98-'07 |
| Land Use Permits <sup>1</sup>                 | 1,114        | 1,071        | 1,161        | 1,185        | 945          | 1,080        | 1,123        | 1,132        | 1,051        | 924          | -17.05%          |
| Variances (Planning Dept. only)               | 81           | 91           | 134          | 101          | 127          | 108          | 104          | 109          | 98           | 86           | 6.17%            |
| Planning Commission Applications <sup>2</sup> | 42           | 53           | 48           | 67           | 55           | 55           | 56           | 66           | 49           | 56           | 33.33%           |
| <b>Total All Permits</b>                      | <b>1,237</b> | <b>1,215</b> | <b>1,343</b> | <b>1,353</b> | <b>1,127</b> | <b>1,243</b> | <b>1,283</b> | <b>1,307</b> | <b>1,198</b> | <b>1,066</b> | <b>-13.40%</b>   |

Source: St. Louis County Planning and Development Department, 2007.

<sup>1</sup>This excludes variance and Planning Commission cases, land-use permit applications denied, pending, voided, and withdrawn.

<sup>2</sup>This includes conditional use permits, rezonings, plat/subdivision, land use/water plans, ordinance amendments, environmental reviews, and others.



# Permit Summary

Planning Commission

Board of Adjustment (BOA)

Permit Summary

Land Use Administration

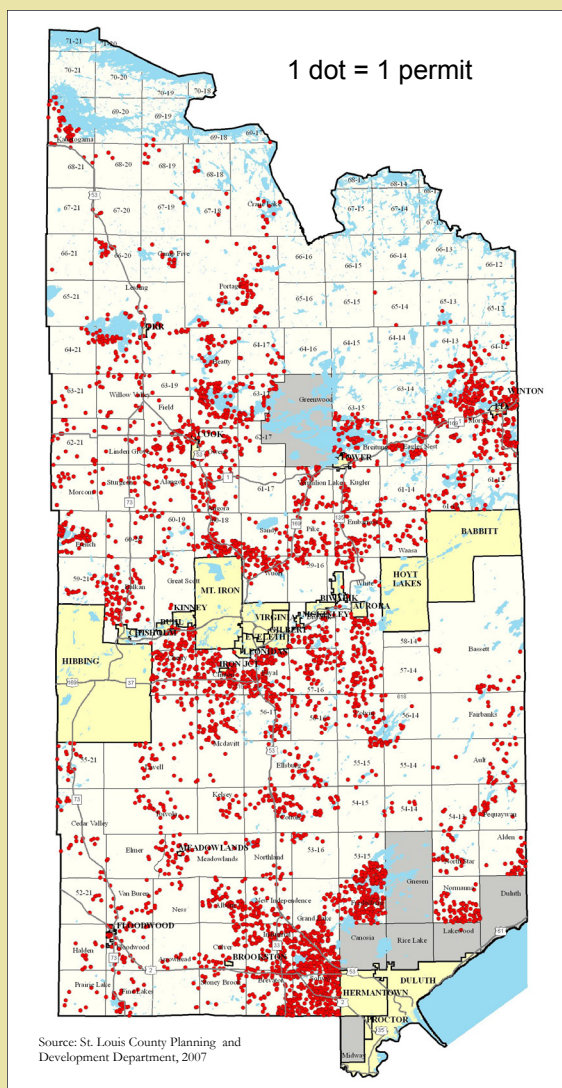
## Permit Activity: Dot Maps

The following maps show permit activity by location across St. Louis County and is intended to portray potential trends and hot spots. One dot equals one permit.

The data will include all the permit activity within the jurisdictions of St. Louis County and excludes any township that administers its own zoning.

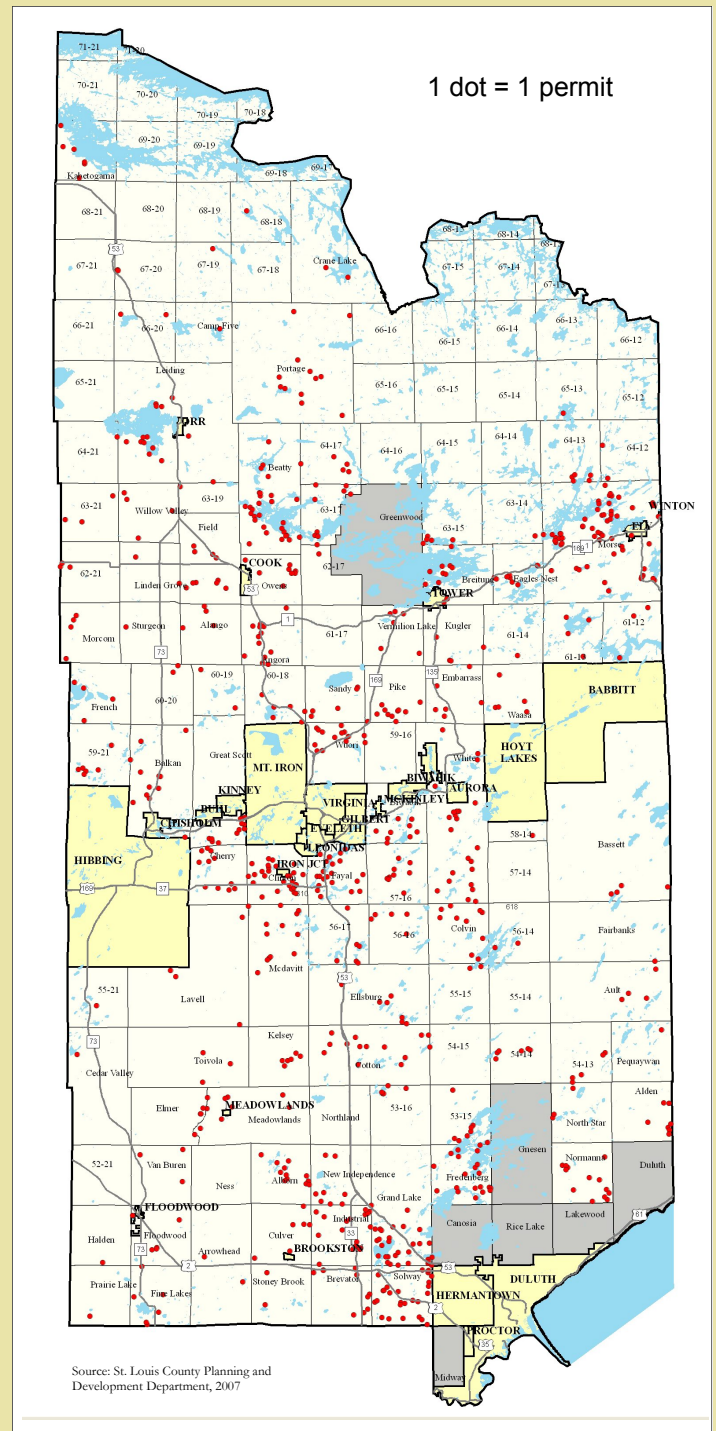
Both maps show higher levels of permit activity in the lake regions and rural areas of the county. The rural areas include townships and cities that are considered suburb areas of Duluth.

## 2002-2007 Land Use Permit Activity



## 2007 Land Use Permit Activity

All Participating Communities in Permit System



Note: Data extracted from the Minnesota Counties Information System (MCIS) and participating cities.

# Permit Summary

Land Use Administration

Permit Summary

Board of Adjustment (BOA)

Planning Commission

## ■ Permits By Month

Land use permit applications were received throughout 2007. As road restrictions are removed in the spring, there is a large increase in permit applications received. This generally marks the beginning of the construction season.

Historically, the peak of the land-use permit season is in August, while the low is in February. In 2007, this trend continues with the peak number of applications reviewed and approved in August, while January experienced the lowest activity.

## ■ Land-Use Permits By Type

In 2007, the largest amount of land use approved permits by category were accessory buildings with 427 permits, followed by single-family dwellings with 274 permits, and dwelling additions with 115 permits.

In 2007, the greatest number of approved permits by type

were for 240 permits for single-family dwellings with over 600 square feet, 216 permits for accessory building structures over 800 square feet, and 194 permits for accessory building structures between 100-800 square feet.

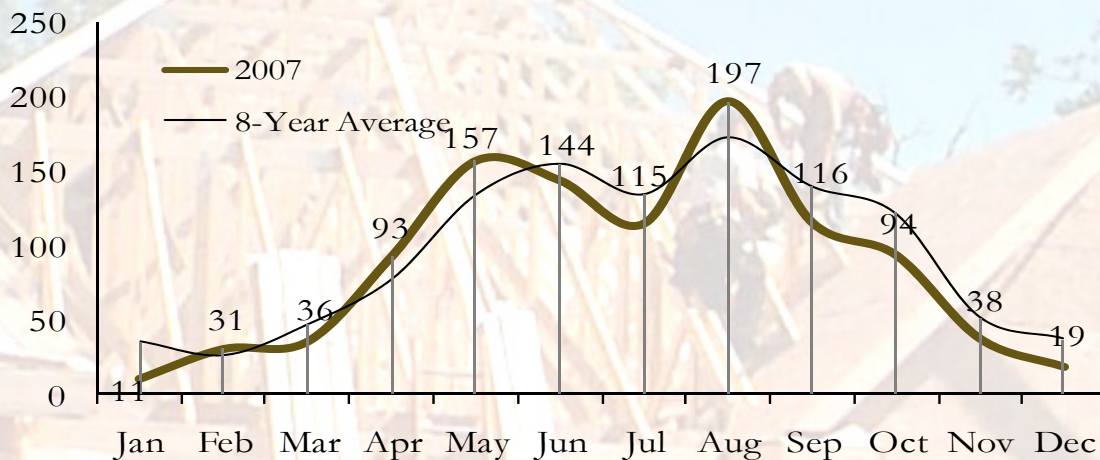
Accessory buildings accounted for approximately 40% of all approved permits in 2007. New construction of single-family dwellings and the establishment of mobile homes accounted for approximately 25.7% of all approved permits. Dwelling additions accounted for approximately 10.8% of all approved permits. New commercial buildings, additions, and accessory additions accounted for 2.8% of approved permits.

In 2007, variances accounted for approximately 8.1% of all permit activity, while Planning Commission applications accounted for approximately 5.2% of all permit activity.

The adjacent chart is a further breakdown of approved land-use permits within the St. Louis County Planning and Development Department's jurisdiction.

## Total Approved Permits by Month

1998-2007 (Excludes Variances and Planning Commission Applications)



Source: St. Louis County Planning and Development, 2007



# Permit Summary

Planning Commission

Board of Adjustment (BOA)

Permit Summary

Land Use Administration

## Land Use Permits by Type

Total Number 1998-2007

| Type                                                            | 1998               | 1999               | 2000            | 2001  | 2002 | 2003  | 2004  | 2005  | 2006 | 2007 |            |
|-----------------------------------------------------------------|--------------------|--------------------|-----------------|-------|------|-------|-------|-------|------|------|------------|
|                                                                 |                    |                    |                 |       |      |       |       |       |      | #    | % of Total |
| General Land-Use Permits                                        |                    |                    |                 |       |      |       |       |       |      |      |            |
| Single Family Dwelling (0-600 sq ft)                            | 48                 | 43                 | 48              | 58    | 42   | 41    | 35    | 32    | 29   | 25   | 2.3%       |
| Single Family Dwelling (>600 sq ft)                             | 304                | 291                | 318             | 268   | 217  | 294   | 343   | 289   | 258  | 240  | 22.5%      |
| Mobile Home                                                     | na <sup>1</sup>    | na <sup>1</sup>    | na <sup>1</sup> | 27    | 12   | 14    | 14    | 16    | 25   | 9    | .8%        |
| Subtotal                                                        | 352                | 334                | 366             | 353   | 271  | 349   | 409   | 337   | 312  | 274  | 25.7%      |
| Dwelling Addition                                               | 194                | 157                | 184             | 119   | 113  | 113   | 114   | 139   | 151  | 115  | 10.8%      |
| Subtotal                                                        | 194                | 157                | 184             | 119   | 113  | 113   | 114   | 139   | 151  | 115  | 10.8%      |
| Accessory Building (100-800 sq ft)                              | 230                | 250                | 235             | 198   | 155  | 219   | 189   | 203   | 192  | 194  | 18.2%      |
| Accessory Building (>800 sq ft)                                 | 248                | 242                | 265             | 269   | 219  | 291   | 283   | 283   | 245  | 216  | 20.2%      |
| Accessory Building Addition                                     | 19                 | 23                 | 19              | 37    | 21   | 24    | 31    | 33    | 31   | 17   | 1.6%       |
| Subtotal                                                        | 497                | 515                | 519             | 504   | 395  | 534   | 503   | 519   | 468  | 427  | 40%        |
| Commercial Building                                             | 4                  | 7                  | 6               | 9     | 13   | 5     | 8     | 4     | 3    | 15   | 1.5%       |
| Commercial Building Addition                                    | 11                 | 16                 | 10              | 10    | 5    | 3     | 2     | 3     | 3    | 7    | .7%        |
| Commercial Accessory Building                                   | na <sup>4</sup>    | na <sup>4</sup>    | na <sup>4</sup> | 10    | 4    | 3     | 7     | 1     | 8    | 8    | .8%        |
| Subtotal                                                        | 15                 | 23                 | 16              | 29    | 22   | 11    | 17    | 8     | 14   | 30   | 2.8%       |
| Deck                                                            | 45                 | 40                 | 32              | 34    | 29   | 28    | 37    | 48    | 32   | 40   | 3.8%       |
| Sauna                                                           | -                  | -                  | -               | 12    | 18   | 14    | 17    | 34    | 15   | 20   | 1.9%       |
| Screened Porch                                                  | -                  | -                  | -               | 20    | 21   | 8     | 6     | 13    |      | 0    | 0%         |
| Home Occupation                                                 | -                  | -                  | -               | 6     | 3    | 7     | 9     | 4     | 4    | 8    | .8%        |
| Structure Moving/Storage                                        | -                  | -                  | -               | 2     | 2    | 2     | 3     | 5     | 2    | 1    | .1%        |
| Other (Performance standards, off-site signs, fee-waived, etc.) | 11                 | 2                  | 44              | 106   | 71   | 14    | 8     | 25    | 53   | 9    | .8%        |
| General Land-Use Permit Subtotal                                | 1,114 <sup>5</sup> | 1,071 <sup>5</sup> | 1,161           | 1,185 | 945  | 1,080 | 1,123 | 1,132 | 1051 | 924  | 86.7%      |

### Variance Applications

|                                      |    |    |     |     |     |     |     |     |    |    |      |
|--------------------------------------|----|----|-----|-----|-----|-----|-----|-----|----|----|------|
| VariANCES (Planning Department Only) | 81 | 91 | 134 | 101 | 127 | 108 | 104 | 109 | 98 | 86 | 8.1% |
|--------------------------------------|----|----|-----|-----|-----|-----|-----|-----|----|----|------|

### Planning Commission Applications

|                                    |    |    |    |    |    |    |    |    |    |    |      |
|------------------------------------|----|----|----|----|----|----|----|----|----|----|------|
| Planning Commission Applications   | 42 | 53 | 48 | 67 | 55 | 55 | 56 | 66 | 52 | 56 | 5.2% |
| Conditional Use Permits (CUP)      | 27 | 43 | 29 | 41 | 36 | 27 | 33 | 30 | 24 | 28 | 2.6% |
| Plats/Subdivisions                 | 3  | 5  | 3  | 11 | 6  | 17 | 15 | 23 | 14 | 17 | 1.6% |
| Rezoning                           | 2  | 5  | 4  | 6  | 3  | 8  | 5  | 6  | 7  | 6  | .6%  |
| Land Use/Water Plans               | 2  | 0  | 2  | 5  | 3  | 2  | 2  | 1  | 0  | 1  | .1%  |
| Ordinance                          | 1  | 1  | 2  | 2  | 5  | 1  | 0  | 1  | 0  | 4  | .3%  |
| Environmental Assessment Worksheet | 0  | 0  | 1  | 1  | 0  | 0  | 1  | 4  | 1  | 0  | 0%   |
| Other                              | 1  | 0  | 1  | 0  | 2  | 0  | 0  | 1  | 6  | 0  | 0%   |

**TOTAL ALL PERMITS** 1,237 1,215 1,343 1,353 1,127 1,243 1,283 1,307 1,201 1,066 100%

Source: St. Louis County Planning and Development Department, 2007

<sup>1</sup> From 1997-2000 included in single family dwelling by size <sup>2</sup> From 1997-2001 Single family addition was 0-125 sq ft. <sup>3</sup> From 1997-2001 Single family addition was >125 sq ft. <sup>4</sup> From 1997-2000 data included in commercial building additions <sup>5</sup> Data inconsistencies from 1997-1999 due to data systems

# Permit Summary

Land Use Administration

**Permit Summary**

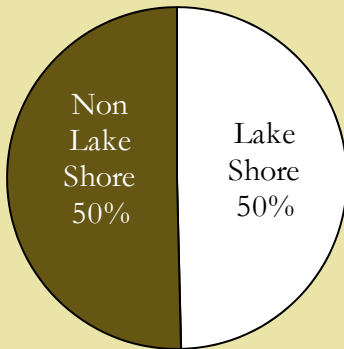
Board of Adjustment (BOA)

Planning Commission

## Lakeshore vs. Non-Lakeshore Permits

St. Louis County 2007

(Excludes Variances and Planning Commission Applications)



Of the total approved permits in 2007, 50% were lakeshore-related and 50% were non-lakeshore.

Source: St. Louis County Planning and Development, 2007

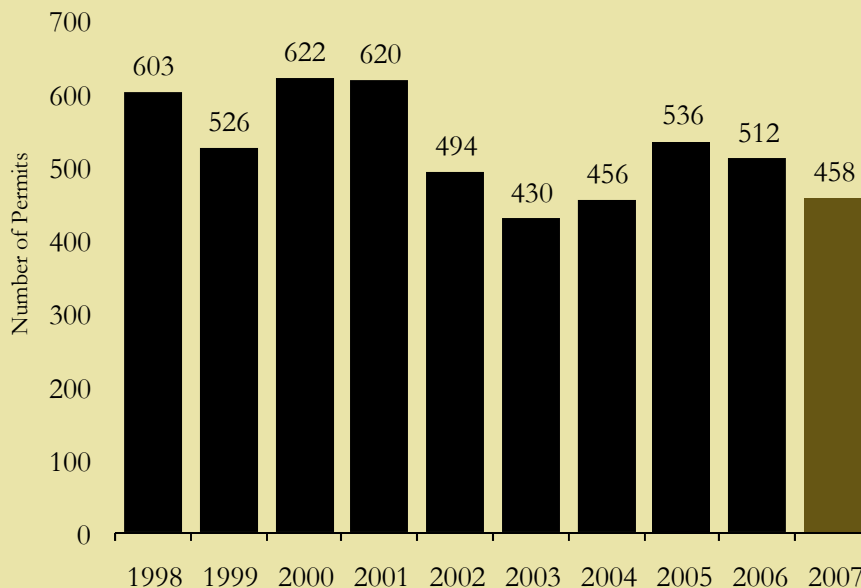


## All Permit Activity by Class By Percent (%) Lakeshore vs. Non-Lakeshore

|                       | 1998 | 1999 | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 | 2006 | 2007   |             |                            |
|-----------------------|------|------|------|------|------|------|------|------|------|--------|-------------|----------------------------|
|                       |      |      |      |      |      |      |      |      |      | Number | Percent (%) | Percent (%) Change '97-'07 |
| Non-Lakeshore Permits | 51%  | 57%  | 54%  | 54%  | 56%  | 60%  | 60%  | 53%  | 51%  | 466    | 50%         | -1%                        |
| Lakeshore Permits     | 49%  | 43%  | 46%  | 46%  | 44%  | 40%  | 40%  | 47%  | 49%  | 458    | 50%         | +1%                        |

## Total Lakeshore Approved Permits

1998-2007 (Excludes Variances and Planning Commission Applications)



Source: St. Louis County Planning and Development, 2007

In 2007, there were 458 approved lakeshore permits. From 1998-2007, St. Louis County averaged 525 approved lakeshore permits per year in county administered areas.

# Permit Summary

Planning Commission

Board of Adjustment (BOA)

**Permit Summary**

Land Use Administration



## Development Activity by Lake

### Approved Permits 1998- 2007

(Excludes Variances and Planning Commission Applications)

| Lake                     | Lake # | # of Permits |      |      |      |      |      |      |      |      |      | Total<br>1998-2007 |
|--------------------------|--------|--------------|------|------|------|------|------|------|------|------|------|--------------------|
|                          |        | 1998         | 1999 | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 |                    |
| 1. Vermilion             | 690378 | 41           | 64   | 93   | 72   | 64   | 71   | 87   | 79   | 65   | 63   | 699                |
| 2. Island Lake Reservoir | 690372 | 48           | 56   | 52   | 37   | 39   | 31   | 25   | 37   | 23   | 17   | 365                |
| 3. Burntside             | 690118 | 19           | 20   | 40   | 24   | 27   | 12   | 15   | 20   | 26   | 26   | 229                |
| 4. Whiteface Reservoir   | 690375 | 19           | 10   | 11   | 10   | 13   | 18   | 24   | 22   | 22   | 18   | 167                |
| 5. Tributaries           | 692008 | 11           | 9    | 10   | 11   | 22   | 14   | 0    | 19   | 23   | 15   | 134                |
| 6. Bear Island           | 690115 | 6            | 12   | 14   | 18   | 13   | 13   | 10   | 9    | 18   | 9    | 122                |
| 7. Pelican               | 690841 | 22           | 7    | 13   | 12   | 12   | 8    | 7    | 10   | 14   | 14   | 119                |
| 8. Ely                   | 690660 | 11           | 10   | 15   | 14   | 11   | 7    | 9    | 9    | 20   | 13   | 119                |
| 9. Kabetogama            | 690845 | 9            | 15   | 17   | 10   | 21   | 2    | 17   | 8    | 6    | 8    | 113                |
| 10. Fish Lake Flowage    | 690491 | 12           | 20   | 10   | 11   | 5    | 12   | 12   | 11   | 9    | 6    | 108                |
| 11. Birch                | 690003 | 13           | 9    | 17   | 10   | 6    | 4    | 6    | 6    | 3    | 9    | 83                 |

Source: St. Louis County Planning and Development, 2007

Lake Vermilion had the most permit activity in 2007 with 63 approved permits, and the most permit activity from 1998-2007 with 699 approved permits. Burntside Lake had the second most permit activity in 2007 with 26 approved permits, and from 1998-2007 Island Lake Reservoir had the second most permit activity with 365 approved permits.

The remaining lake permit activity in 2007 was Whiteface Reservoir (18), Island Lake Reservoir (17), Tributaries (15), Fish Lake Flowage (6) Pelican (14) Bear Island (9), Ely (13) Kabetogama (8) and Birch (9).



# Board of Adjustment (BOA) Summary

Land Use Administration

Permit Summary

**Board of Adjustment (BOA)**

Planning Commission

## Board of Adjustment (BOA) Duties

Duties of the St. Louis County Board of Adjustment (BOA) are:

1. To hear and decide requests for variances from the county's official controls; and
2. To hear and decide appeals of administrative decisions relating to county official controls.

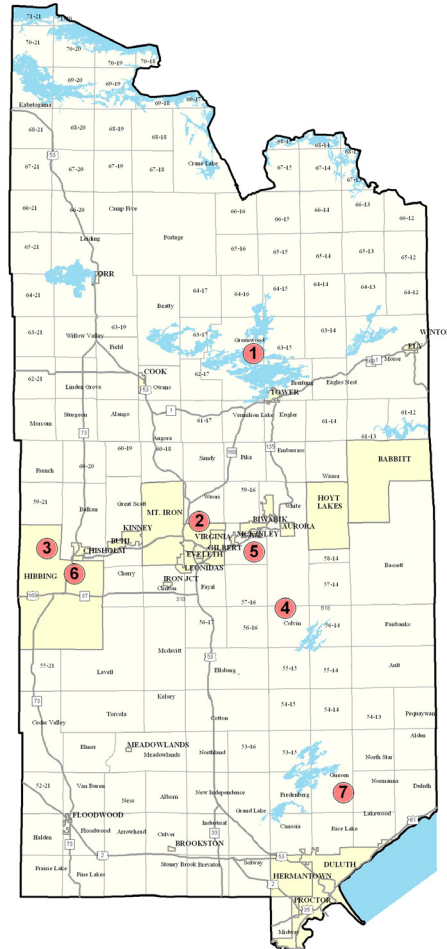
It is impossible to develop official controls managing the physical development of land in sufficient detail to govern all circumstances. Variances from official controls are necessary to provide flexibility in the regulatory process when strict enforcement of official controls would be unreasonable and unfair.

The BOA is responsible for providing this flexibility. However, the BOA should not undermine the standards and objectives of the comprehensive plan and all official controls enacted by the county to further the purpose and objectives of its comprehensive plan. The BOA acts as the safety valve of the county in relieving citizens of unfair application of official controls. At the same time, the BOA acts as a guardian of the purpose and objectives of the comprehensive plan and official controls.

## Board of Adjustment (BOA) 2007 Members

1. Marilyn Mueller
2. David Pollock
3. Darlene Majkich
4. George Rogich
5. Tom Coombe
6. Stanley Hendrickson
7. Angie Dickison Palmer

## Board of Adjustment (BOA) 2007 Member Locations





# Board of Adjustment (BOA) Summary

Planning Commission

**Board of Adjustment (BOA)**

Permit Summary

Land Use Administration

## Reasons for Variances

In the past several years, there has been an increase in development pressures on land use on and near St. Louis County lakes and streams. This has caused an increase in the number of variances requested from the BOA. Below are common reasons for variances:

- Geographic hardship or practical difficulty
- Physical size limitations— wetlands, rock outcrops, steep slopes
- Original development occurred prior to the enactment of land use regulations
- Conversion from seasonal to year round use
- More intensive use often triggers the need for septic updates
- As new regulations are enacted, nonconformities may be created
- Resource protection was not a priority for the original property platters, resulting in small lots

## Definitions

### Variance

Variance means a modification or variation of official controls.

### Official Controls

Official controls are legislatively defined and enacted policies, standards, and other criteria, all of which control the physical development of a municipality or a county. County official controls typically include zoning ordinances, subdivision controls, and sanitary ordinances.

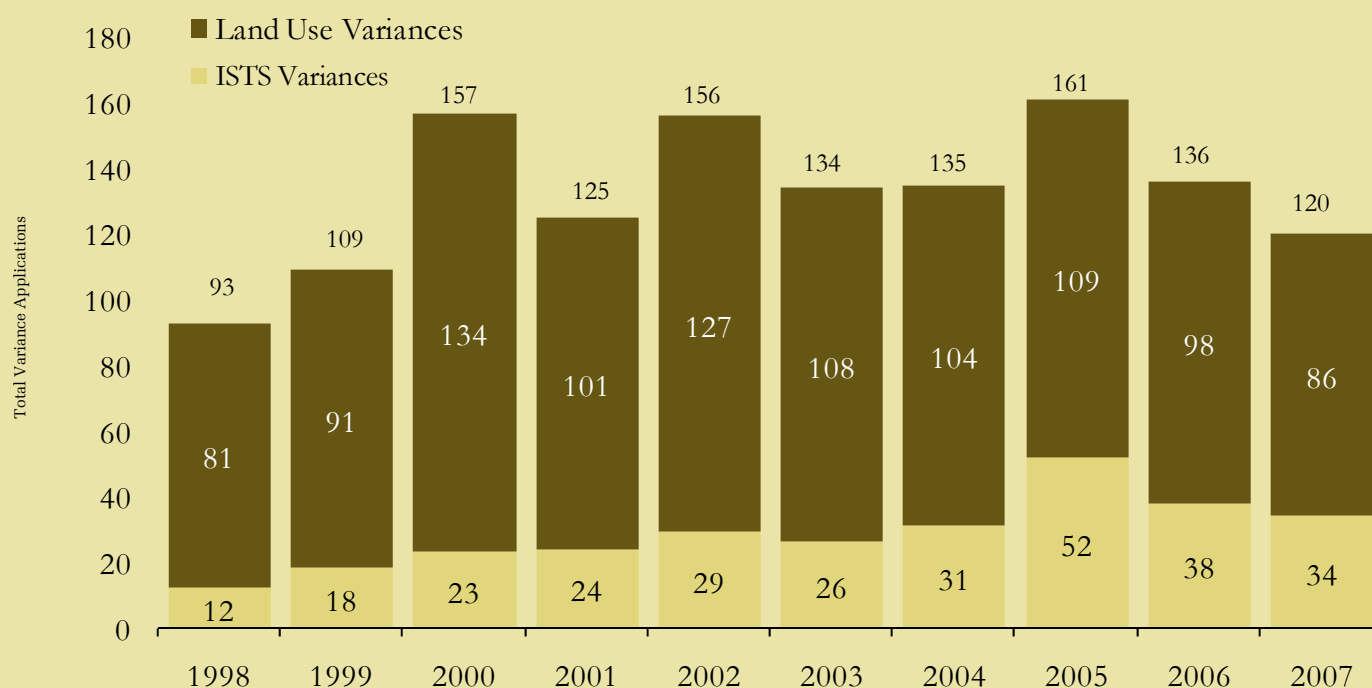
## Total Variance Applications

The Board of Adjustment (BOA) reviewed a total of 120 variance cases in 2007. The Planning and Development Department presented 86 variance cases and the Health Department presented 34 variance cases.

From 1998-2007, the BOA reviewed an average of 132.6 variance cases per year. Over the same period, the Planning and Development Department presented an average of 103.9 cases per year, and the Health Department presented an average of 28.6 cases per year to the BOA.

## Total Variance Applications

Planning and Health  
1997-2004



Source: St. Louis County Planning and Development, 2007

# Board of Adjustment (BOA) Summary

Land Use Administration

Permit Summary

**Board of Adjustment (BOA)**

Planning Commission

## ■ Lakeshore Variances

A majority of variance applications are related to the development of lakeshore property. In 2007, approximately 92%, or 120 applications, were for variances related to lake property.

## ■ Variance Applications by Month

In 2007, the season for variance applications began earlier, peaked in May and declined later in the year. Historically, variance applications experience a relatively stable case load (except winter) over the year with late fall experiencing an increase.

## ■ Variance Requests by Type

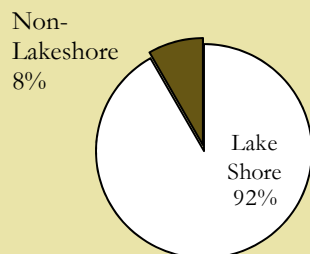
The adjacent chart displays the variance requests by type. Each variance application can have multiple requests for relief from ordinance requirements.

In 2007, there were a total of 120 variance requests for relief from ordinance requirements. The highest number of variance requests were for principal structures relating to lot width/area and shoreline setback.

Overall, shoreline setback relief variance requests were the largest request for all principal and accessory structures, with height increase and sewage system variances in the northern part of the county also ranking fairly high.

## Lakeshore Variance Applications 2007

Planning and Health



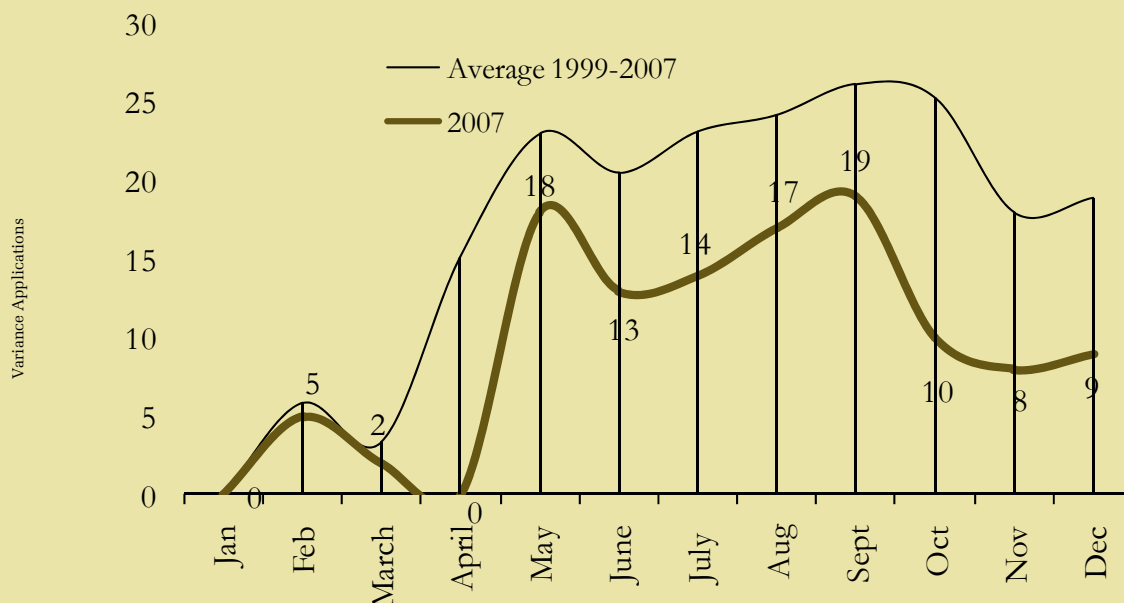
## Lakeshore Variance Applications

Planning and Health Department Totals by Percent (%)

|                | Number |      |      |      | Percent (%) of Total |
|----------------|--------|------|------|------|----------------------|
|                | 2004   | 2005 | 2006 | 2007 |                      |
| Lakeshore      | 119    | 153  | 128  | 110  | 92%                  |
| Non-Lakeshore  | 16     | 7    | 8    | 10   | 8%                   |
| Total Requests | 135    | 160  | 136  | 120  | 100%                 |

## Variance Applications by Month

Planning and Health



Source: St. Louis County Planning and Development, 2007

# Board of Adjustment (BOA) Summary

Planning Commission

**Board of Adjustment (BOA)**

Permit Summary

Land Use Administration

## Variance Requests by Type

St. Louis County Planning and Development Department

|                                     | 2001       | 2002       | 2003       | 2004       | 2005       | 2006       | 2007       | Increase or<br>Decrease in<br>Variances<br>2006-2007 |
|-------------------------------------|------------|------------|------------|------------|------------|------------|------------|------------------------------------------------------|
| <b>Principal Structures</b>         |            |            |            |            |            |            |            |                                                      |
| Shoreline Setback                   | 23         | 25         | 18         | 27         | 16         | 23         | 22         | ↓                                                    |
| Lot Width and/or Area               | 18         | 11         | 23         | 20         | 19         | 23         | 17         | ↓                                                    |
| 40% of Lot Width <sup>2</sup>       | 6          | 10         | 8          | 7          | 10         | 4          | 11         | ↑                                                    |
| Side Yard Setback                   | 3          | 7          | 6          | 4          | 11         | 10         | 12         | ↑                                                    |
| Second Principal Structure          | 3          | 4          | 6          | 4          | 0          | 3          | 1          | ↓                                                    |
| Height Limit                        | 1          | 3          | 3          | 5          | 5          | 7          | 17         | ↑                                                    |
| Road Setback                        | 4          | 2          | 10         | 9          | 4          | 4          | 13         | ↑                                                    |
| Rear Yard                           | 1          | 1          | 3          | 0          | 0          | 0          | 2          | ↑                                                    |
| Bluff                               | 0          | 1          | 3          | 1          | 1          | 0          | 0          |                                                      |
| % Lot Coverage                      | 0          | 0          | 0          | 0          | 0          | 0          | 2          | ↑                                                    |
| Sub Total                           | 59         | 64         | 80         | 77         | 66         | 74         | 97         | ↑                                                    |
| <b>Primary Additions</b>            |            |            |            |            |            |            |            |                                                      |
| Shoreline Setback                   | 7          | 38         | 8          | 7          | 13         | 8          | 11         | ↑                                                    |
| Allowable Size Exceeded             | 22         | 35         | 14         | 11         | 17         | 16         | 10         | ↓                                                    |
| Height Limit                        | 0          | 14         | 8          | 6          | 10         | 2          | 0          | ↓                                                    |
| Side Yard Setback                   | 1          | 12         | 7          | 1          | 5          | 5          | 5          |                                                      |
| One Addition Allowed                | 0          | 10         | 1          | 3          | 5          | 3          | 0          | ↓                                                    |
| 40% of Lot Width <sup>2</sup>       | 0          | 9          | 3          | 2          | 6          | 2          | 13         | ↑                                                    |
| Foundation from Lake                | 0          | 7          | 1          | 0          | 5          | 0          | 0          |                                                      |
| Road Setback                        | 0          | 6          | 2          | 3          | 3          | 5          | 0          | ↓                                                    |
| Sub Total                           | 30         | 131        | 44         | 33         | 64         | 41         | 39         | ↓                                                    |
| <b>Accessory Structure</b>          |            |            |            |            |            |            |            |                                                      |
| Shoreline Setback                   | 9          | 13         | 16         | 5          | 16         | 3          | 0          | ↓                                                    |
| Road Setback                        | 14         | 10         | 12         | 3          | 9          | 7          | 5          | ↓                                                    |
| Size Limit                          | 2          | 9          | 6          | 7          | 10         | 5          | 4          | ↓                                                    |
| Side Yard Setback                   | 4          | 5          | 11         | 6          | 10         | 3          | 3          |                                                      |
| Rear Lot Line                       | 0          | 1          | 1          | 0          | 0          | 0          | 0          |                                                      |
| Second Water Oriented Structure     | 0          | 1          | 1          | 1          | 2          | 0          | 0          |                                                      |
| Sub Total                           | 29         | 39         | 47         | 22         | 47         | 18         | 12         | ↓                                                    |
| <b>Other</b>                        |            |            |            |            |            |            |            |                                                      |
| Septic                              | 24         | 29         | 26         | 26         | 60         | 30         | 34         | ↑                                                    |
| Subdivision Platting                | 1          | 3          | 7          | 2          | 5          | 2          | 0          | ↓                                                    |
| Side Lot Line (Accessory Additions) | 3          | 1          | 2          | 0          | 0          | 0          | 2          | ↑                                                    |
| Boathouse Size Exceeded             | 3          | 0          | 2          | 1          | 0          | 2          | 0          | ↓                                                    |
| Exceeding % of Impervious Surface   | 0          | 0          | 0          | 0          | 0          | 0          | 1          | ↑                                                    |
| Appeal of PC Decision               | 0          | 0          | 0          | 0          | 1          | 0          | 0          |                                                      |
| Sub Total                           | 31         | 33         | 37         | 28         | 66         | 34         | 37         | ↑                                                    |
| <b>Total<sup>1</sup></b>            | <b>149</b> | <b>267</b> | <b>208</b> | <b>160</b> | <b>243</b> | <b>167</b> | <b>185</b> | <b>↑</b>                                             |

Source: St. Louis County Planning and Development, 2007

<sup>1</sup> Indicates the total number of variance requests. An applicant could have several requests per application.

<sup>2</sup>40% lot width means that the width of the home or cabin facing the water can not exceed 40% of the lot's total width.

# Planning Commission Summary

Land Use Administration

Permit Summary

Board of Adjustment (BOA)

**Planning Commission**

## ■ Planning Commission Duties

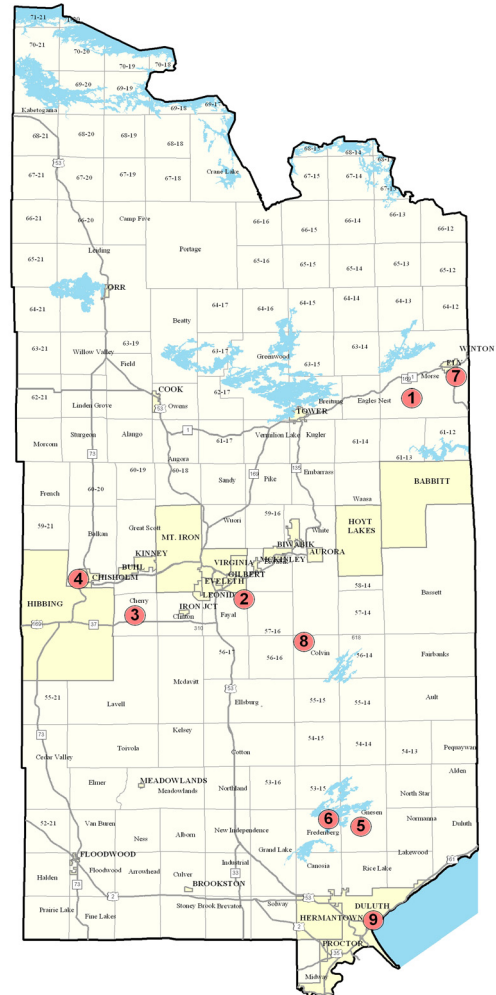
The duties of the St. Louis County Planning Commission are:

1. To prepare and recommend to the St. Louis County Board of Commissioners a county comprehensive plan and official controls necessary to aid in the plan's execution.
2. To review any comprehensive, land use, or other plans or official controls sent to the county for review by any local unit of government, council of governments, or any regional, state, or federal agency, and to make a report to the County Board.
3. To hold all required public hearings for comprehensive plans, official controls, conditional use permit applications, subdivision platting proposals, amendments to the same, and other matters as may be prescribed by county ordinance.
4. To review and act upon (i.e., hold a hearing and make the final declaration) all environmental review petitions, worksheets and impact statements that involve conditional uses, subdivision plats or other development proposals.

### Planning Commission 2007 Members

- |    |                |
|----|----------------|
| 1. | Roger Skraba   |
| 2. | Tom Coombe     |
| 3. | Raymond Svatos |
| 4. | Don Nienas     |
| 5. | John Lukan     |
| 6. | Ron Envall     |
| 7. | Barb Berglund  |
| 8. | Jack Huhta     |
| 9. | Dennis Fink    |

## Planning Commission Members 2007 Member Locations





# Planning Commission Summary

Planning Commission

Board of Adjustment (BOA)

Permit Summary

Land Use Administration

## Overview

The Planning Commission reviews conditional use permits, subdivision plats, rezonings, and land use plans. These types of applications and proposals have the potential of affecting neighbors, the community and the county.

Members of the public, as well as local, county, state and federal organizations, comment on issues of concern. Common areas discussed during the public hearings include: environmental limitations of a site such as wetlands and the ability of property to support sewage treatment; capacity of roads to handle increased development; location of buildings on a property; hours and days of operation; and controlling waste, dust and noise from an operation.

### Conditional-Use Permits

A conditional use is defined in the county zoning ordinance as a land use or development that would not generally be appropriate without certain restrictions placed upon the use and a review to determine if it is compatible with the county land use plan.

Examples of conditional use cases reviewed by the Planning Commission include: campgrounds, gravel pits, resort expansions, mini storage operations, and certain types of home based businesses.

All conditional use applications require a public hearing and an inspection by county staff. Property owners in the area of the

proposed development receive notice of the public hearing along with the town government.

The Planning Commission, after the close of the public hearing, will make a decision on the proposal. This decision may be to turn down the application, or it may involve approving the application with conditions.

## 2007 Total Applications & Type

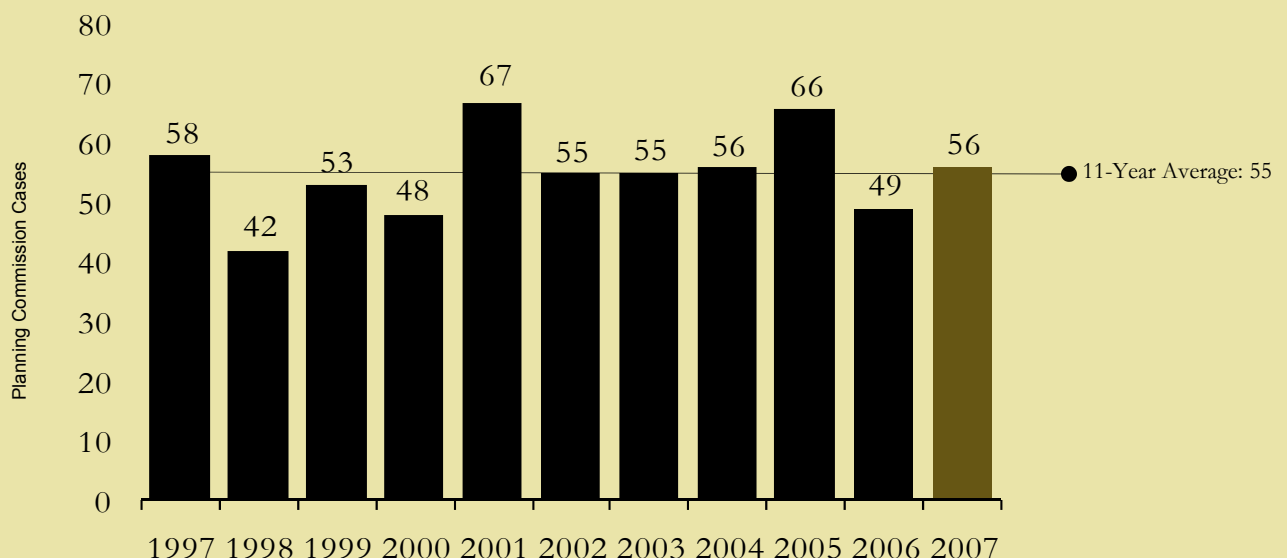
In 2007, the St. Louis County Planning Commission reviewed 56 applications. This is slightly higher than the 11-year average of 55 applications per year since 1997.

In 2007, Subdivision plats, Planned Unit Developments (PUD), and Common Interest Communities (CICs) accounted for 32% (18 applications) of the 56 applications heard by the Planning Commission.

There were 17 plats and subdivision applications reviewed in 2007, whereas, historically an average of four-five applications were reviewed annually from 1997-2007.

In 2007, the Planning Commission reviewed no applications for home-based businesses, inconsistent with the yearly average from 1997-2007.

**Total Planning Commission Applications  
1997-2007**



Source: St. Louis County Planning and Development, 2007

Note: Planning Commission applications include all conditional use permits, rezonings, plat/subdivision, land use/water plans, ordinances, EAW, and others.

# Planning Commission Summary

Land Use Administration

Permit Summary

Board of Adjustment (BOA)

**Planning Commission**

## About Shoreland & Non-Shoreland Areas

Shoreland areas are defined in state law as that area within 1,000 feet of a lake or 300 feet of a river. Shoreland areas have some of the highest concentration of property values in the county as well as having some of the most challenging land use and environmental issues.

These issues exist because of the high value people place on our lakes and rivers, the density of development that exists in these areas, and available land for development often has environmental constraints that encourage projects to be directed towards the better land.

Non-shoreland areas are lands away from lakes and rivers and are considered non-shoreland property. Development in these areas often presents different but equally significant land use and environmental concerns. Those issues include: impact upon neighbors, legality and quality of road access, waste disposal, and noise and dust.

Development proposals tend to be on a larger scale due to the generally lower priced land. These proposals may include gravel pits, manufacturing, storage facilities, salvage yards, kennels, churches, and community centers. Non-shoreland development also includes home based businesses that could result in a need for a conditional-use permit.

## Planning Commission Applications by Type

Total Number 1996-2007

| Permit Type                           | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 |            |
|---------------------------------------|------|------|------|------|------|------|------|------|------|------|------|------|------------|
|                                       |      |      |      |      |      |      |      |      |      |      |      | #    | % of Total |
| Conditional Use Permits (CUP)         | 38   | 40   | 27   | 43   | 29   | 41   | 36   | 27   | 33   | 36   | 26   | 28   | 50.0%      |
| <i>Sales and Service</i>              | 9    | 10   | 10   | 9    | 10   | 5    | 3    | 2    | 6    | 9    | 2    | 6    | 10.7%      |
| <i>Borrow Pit</i>                     | 9    | 11   | 4    | 10   | 3    | 3    | 9    | 5    | 4    | 8    | 7    | 6    | 10.7%      |
| <i>Resorts/ Campground/ B&amp;B</i>   | 5    | 3    | 8    | 0    | 3    | 8    | 4    | 6    | 6    | 5    | 2    | 3    | 5.3%       |
| <i>Other</i>                          | 4    | 3    | 0    | 8    | 1    | 11   | 10   | 1    | 5    | 1    | 3    | 3    | 5.3%       |
| <i>Rural Industry</i>                 | 4    | 6    | 4    | 12   | 3    | 2    | 0    | 0    | 0    | 1    | 0    | 1    | 1.8%       |
| <i>Mini-Storage</i>                   | 3    | 3    | 1    | 2    | 3    | 5    | 4    | 2    | 2    | 4    | 5    | 4    | 7.1%       |
| <i>Home-Based Business</i>            | 0    | 0    | 0    | 0    | 1    | 3    | 5    | 9    | 3    | 2    | 2    | 0    | 0%         |
| <i>Planned Unit Development (PUD)</i> | 3    | 2    | 0    | 2    | 1    | 1    | 0    | 2    | 7    | 5    | 4    | 1    | 1.8%       |
| <i>Communication Towers</i>           | 1    | 2    | 0    | 0    | 4    | 3    | 1    | 0    | 0    | 3    | 1    | 4    | 7.1%       |
| Plats/Subdivisions                    | 3    | 4    | 3    | 5    | 3    | 11   | 6    | 17   | 15   | 17   | 13   | 17   | 30.3%      |
| Rezoning                              | 5    | 7    | 2    | 5    | 4    | 6    | 3    | 8    | 5    | 6    | 6    | 6    | 10.7%      |
| Land Use/Water Plans                  | 0    | 0    | 2    | 0    | 2    | 5    | 3    | 2    | 2    | 1    | 1    | 1    | 1.8%       |
| Ordinance                             | 0    | 2    | 1    | 1    | 2    | 2    | 5    | 1    | 0    | 0    | 0    | 4    | 7.1%       |
| Environmental Assessment Worksheet    | 1    | 0    | 0    | 0    | 1    | 1    | 0    | 0    | 1    | 3    | 2    | 0    | 0%         |
| Other                                 | 3    | 5    | 1    | 0    | 1    | 0    | 2    | 0    | 0    | 3    | 1    | 0    | 0%         |
| <b>Total Applications</b>             | 50   | 58   | 42   | 53   | 48   | 67   | 55   | 55   | 56   | 66   | 49   | 56   | 100.0%     |

Source: St. Louis County Planning and Development, 2007. Note: Plat /subdivision are only the number of applications reviewed by the Planning Commission.

# Planning Commission Summary

Planning Commission

Board of Adjustment (BOA)

Permit Summary

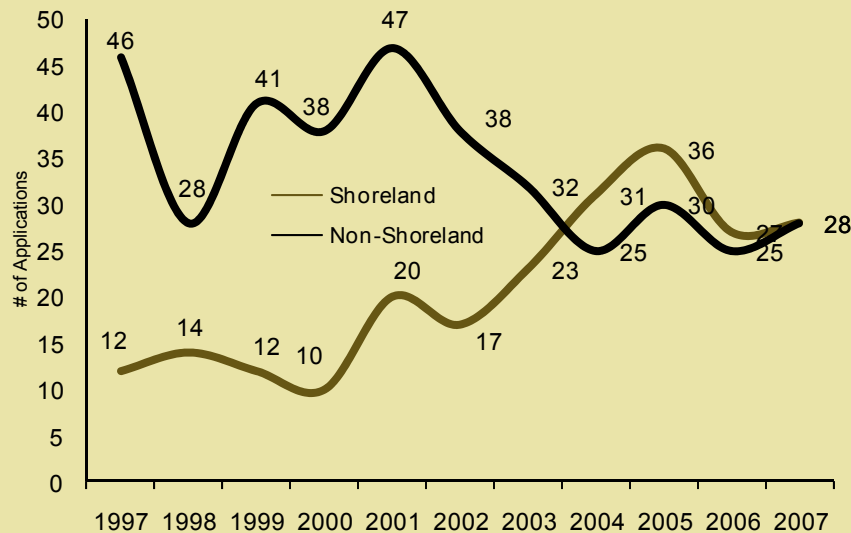
Land Use Administration

## Shoreland Applications

In 2007, the Planning Commission reviewed 28 shoreland applications, representing 50% of the total of 56 applications.

In 2007, the Planning Commission reviewed the same number of applications related to shoreland compared to the previous two years.

## Shoreland vs. Non-Shoreland Applications 1997-2007



Source: St. Louis County Planning and Development, 2007





# Planning Commission Summary

Land Use Administration

Permit Summary

Board of Adjustment (BOA)

Planning Commission

## Plats & Subdivision: 2007

|                                                  | Lake Name      | Township          | Lots | Recorded (County Board Approval) |
|--------------------------------------------------|----------------|-------------------|------|----------------------------------|
| <b>Preliminary Plats Approved</b>                |                |                   |      |                                  |
| Sunshine Beach 3rd Addition                      | Eagles Nest    | 62-14 Eagles Nest | 3    | February                         |
| Cedar Beach                                      | Shagawa        | 63-12 Morse       | 10   | February                         |
| East Shores of Pleasant Lake                     | Pleasant       | 57-17 Fayal       | 5    | February                         |
| Northsky Preliminary Plat                        | Vermilion      | 63-18 Beatty      | 12   | February                         |
| Markham Meadows                                  | Little Markham | 56-15 Colvin      | 8    | June                             |
| Sunrise at Oak Narrows                           | Vermilion      | 63-17 Unorganized | 12   | July                             |
| Moccasin Point Shores                            | Vermilion      | 63-16 Greenwood   | 17   | August                           |
| Pine Cove Point                                  | Vermilion      | 63-17 Unorganized | 3    | August                           |
| The Pines of Black Bay                           | Vermilion      | 63-16 Beatty      | 10   | September                        |
| Frazier Bay Ridge                                | Vermilion      | 62-17 Greenwood   | 32   | September                        |
| Golden Gopher Plat                               | Vermilion      | 63-17 Unorganized | 32   | September                        |
| Island Ridges                                    | Vermilion      | 63-17 Greenwood   | 16   | October                          |
| Homer's Lots 1st Addition                        | Mitchell       | 62-12 Morse       | 9    | October                          |
| Pines at Smart Bay                               | Vermilion      | 63-16 Greenwood   | 10   | November                         |
| Long Shores                                      | Long           | 67-19 Unorganized | 8    | December                         |
| <b>Plats Denied</b>                              |                |                   |      |                                  |
| Dinham Pointe                                    | Dinham         | 55-16 Ellsburg    | 8    | September                        |
| <b>Planned Unit Developments (PUDs) Approved</b> |                |                   |      |                                  |
| No Planned Unit Developments (PUDs) approved     |                |                   |      |                                  |
| <b>Planned Unit Developments (PUDs) Denied</b>   |                |                   |      |                                  |
| No Planned Unit Developments (PUDs) denied       |                |                   |      |                                  |
| <b>Common Interest Community (CICs) Approved</b> |                |                   |      |                                  |
| D & R Sales Inc                                  | Crane          | 67-17 Crane Lake  |      | May                              |
| <b>Common Interest Community (CICs) Denied</b>   |                |                   |      |                                  |
| No CICs Denied                                   |                |                   |      |                                  |

Source: St. Louis County Planning and Development, 2007

# Planning Commission Summary

## Planning Commission

## Board of Adjustment (BOA)

## Permit Summary

## Land Use Administration

### ■ Referrals to County Board

In 2007, the St. Louis County Board considered 17 items referred to it from the Planning Commission.

Rezoning activity increased by two in 2007, based on the Planning Commission's recommendations.

The Planning Commission makes recommendations to the County Board on rezonings, subdivision plats, ordinance amendments and land use plans. Recommended items included: seven rezonings and 10 subdivision plats.

There were no plat, CIC or rezoning denials in 2007.

Subdivision plat activity stayed consistent and the County Board approved 10 subdivision plats, of which all 10 were on lakes.

## Planning Commission Referrals to County Board: 2007

|                |                                           |             |                   |      | Planning Commission<br>Action | Board Action<br>2007 |
|----------------|-------------------------------------------|-------------|-------------------|------|-------------------------------|----------------------|
| Land-Use Plans |                                           |             |                   |      |                               |                      |
| 1.             | N/A                                       |             |                   |      |                               |                      |
| Rezonings      |                                           |             |                   |      |                               |                      |
| 2.             | White                                     |             |                   |      | May 2006                      | April 2007           |
| 3.             | Morse                                     |             |                   |      | December 2006                 | April 2007           |
| 4.             | Pequaywan                                 |             |                   |      | March 2006                    | April 2007           |
| 5.             | Crane Lake                                |             |                   |      | March 2006                    | July 2007            |
| 6.             | Kugler                                    |             |                   |      | June 2006                     | September 2007       |
| 7.             | Field                                     |             |                   |      | August 2005                   | September 2007       |
| 8.             | Eagles Nest                               |             |                   |      | July 2007                     | October 2007         |
| Plats          |                                           | Lake Name   | Township          | Lots |                               |                      |
| 9.             | Final Approval: Blue Heron Retreat        | Vermilion   | 62-15 Breitung    | 9    | November 2006                 | September 2007       |
| 10.            | Final Approval: Comstock Lake 4th Add.    | Comstock    | 55-15 Unorganized | 9    | December 2005                 | February 2007        |
| 11.            | Final Approval: East Shores Pleasant Lake | Pleasant    | 57-17 Fayal       | 6    | December 2006                 | June 2007            |
| 12.            | Final Approval: Hay Creek Bay             | Island Lake | 52-14 Gnesen      | 6    | May 2005                      | June 2007            |
| 13.            | Final Approval: North View Shores Retreat | Mud Hen     | 56-16 Unorganized | 4    | September 2005                | February 2007        |
| 14.            | Final Approval: Pats Trace                | Vermilion   | 63-17 Unorganized | 4    | July 2005                     | March 2007           |
| 15.            | Final Approval: Scandia Shores            | King        | 54-12Pequaywan    | 15   | April 2006                    | June 2007            |
| 16.            | Final Approval: Sunrise at Oak Narrows    | Vermilion   | 63-17 Unorganized | 10   | August 2007                   | November 2007        |
| 17.            | Final Approval: Towering Pines            | Vermilion   | 63-16 Greenwood   | 10   | May 2006                      | May 2007             |
| 18.            | Final Approval: Sunshine Beach 3rd Div.   | Eagles Nest | 62-14 Eagles Nest | 3    | February 2007                 | July 2007            |

Source: St. Louis County Planning and Development, 2007

# Land Use Administration

## Land Use Administration

Permit Summary

Board of Adjustment (BOA)

Planning Commission

## Permit Fees

St. Louis County Planning Department

| Revenue Code | Land Use                                                    | 2007 Fee (\$) |
|--------------|-------------------------------------------------------------|---------------|
| 550102       | Change in height, pitch or projection of a roof             | 104           |
| 550103       | Change in use (structure)                                   | 104           |
| 550101       | Single family dwelling less than 600 sq. ft.                | 104           |
| 550107       | Single family dwelling greater than or equal to 600 sq. ft. | 261           |
| 550108       | Mobile home                                                 | 104           |
| 550109       | Dwelling addition                                           | 100           |
| 550111       | Accessory building 100-800 sq. ft.                          | 104           |
| 550105       | Accessory building greater than or equal to 800 sq. ft.     | 156           |
| 550106       | Accessory building additions                                | 104           |
| 550120       | Structure moving/storage                                    | 104           |
| 550121       | Variance                                                    | 521           |
|              | Variance Rehearing                                          | 156           |
| 550104       | Deck                                                        | 104           |
| 550123       | Sauna                                                       | 104           |
| 550125       | Foundation (including slab)                                 | 104           |
| 550113       | Commercial building                                         | 208           |
| 550114       | Commercial building addition                                | 208           |
| 550115       | Commercial accessory building                               | 150           |
| 550117       | Conditional use                                             | 521           |
|              | Conditional use Rehearing                                   | 261           |
| 550119       | Home occupation                                             | 104           |
|              | Administrative Subdivision                                  | 521           |
| 550127       | Subdivision plat up to 1 government lot or 40 acre          | 1,042         |
|              | Subdivision Plat with 2-4 government lots or 160 acres      | 1,563         |
|              | Subdivision Plat with 5-16 government lots or 640 acres     | 2,084         |
|              | Subdivision Plat with more than 16 government lots or QQ    | 2,605         |
| 550128       | Subdivision plat design waiver                              | 104           |
| 550129       | Rezoning ordinance map amendments                           | 417           |
| 550130       | Environmental assessment worksheet                          | 1,042         |
|              | Alternative Urban Area Review                               | 2,084         |
| 550131       | Planned unit development                                    | 0             |
| 550132       | Certificate of survey                                       | 261           |
| 550133       | Site evaluation                                             | 104           |
| 550134       | Zoning ordinance copy                                       | 10            |
| 550135       | Land alteration permit                                      | 156           |
| 550136       | Borrow pit permit                                           | 313           |
| 550137       | Off-site, on-site sign                                      | 52            |
| 550138       | Performance standard permit                                 | 313           |
| 550139       | Commercial billboard                                        | 156           |
| 550126       | Multiple variance/Conditional use (commercial)              | 834           |
|              | Administrative Appeal                                       | 500           |

Source: St. Louis County Planning and Development, 2007